

2332/2023



तमिलनाडु TAMILNADU

Omshakthy Homes Pvt Ltd,

- 7 MAR 2023

Ch-32

CW 581384  
V.BEDHARAJAN  
Stamp Vendor  
L.No: 12144/B1/36  
Ekattuthangal, Ch-32  
Mobile No: 9710919475

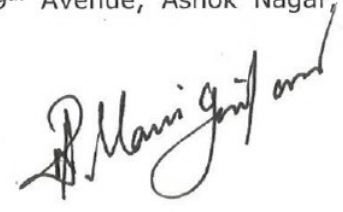
**DEED OF GENERAL POWER OF ATTORNEY**

THIS DEED OF GENERAL POWER OF ATTORNEY EXECUTED AT CHENNAI ON  
THIS 13<sup>th</sup> DAY OF March, 2023

KNOW ALL MEN BY THESE PRESENTS THAT I, **Mr.N.R.MANIGANTAN** (Aadhar  
No.9975 7437 5529, PAN -AFLPM3019H) son of Mr.R.Ramachanthran, aged about 48  
years, Indian, Hindu, residing at No.28, 86<sup>th</sup> Street, 19<sup>th</sup> Avenue, Ashok Nagar,  
Chennai - 600 083, hereinafter called the **PRINCIPAL**.

**For OMSHAKTHY HOMES PVT. LTD.**

  
Authorised Signatory



Document No. 2332 of 2023 of Book  
Contains 15 Sheets 1 Sheet  
Registering Officer



**DO HEREBY NOMINATE, CONSTITUTE AND APPOINT**

**M/s.OMSHAKTHY HOMES PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956, assessed to Income Tax vide PAN - AAACO2140C, having its registered office at No.N-1, Jawaharlal Nehru Road, Ekkattuthangal, Chennai- 600 032, represented by its Authorized Signatory, **Mr.P.S.SIVAKUMAR**, (Aadhar No.4711 8834 9177) son of Mr.Surendren, Hindu, aged about 50 years, hereinafter called the **AGENT** as our Power of Attorney agent to do, execute and carry out the following acts deeds or things, among other acts and deeds and things for and on my behalf in respect of the schedule mentioned property which will be binding on me.

WHEREAS the Principal is the absolutely owned, enjoyed and possessed of and/or is well and sufficiently entitled to all that piece and parcel of the Lands comprised in

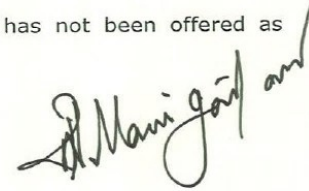
| Sl.No | Survey Nos.  | Extent Acre.Cents | Sale Deed Doc.No. | Sale Deed Date | At SRO   | Patta No. |
|-------|--------------|-------------------|-------------------|----------------|----------|-----------|
| 1     | 385/1        | 1.00              | 8121/2006         | 27.12.2006     | Padappai | 1078      |
| 2     | 386/1        | 1.17              | 8121/2006         | 27.12.2006     | Padappai | 1078      |
|       | <b>Total</b> | <b>2.17</b>       |                   |                |          |           |

situated THIRUMUDIVAKKAM VILLAGE, Kundrathur Taluk (Old Sriperumpudur Taluk), Kanchipuram District, more fully described in the SCHEDULE PROPERTY.

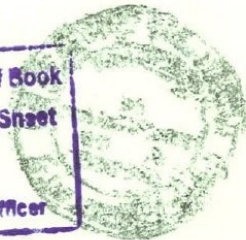
WHEREAS, the Schedule Property is absolutely free from all encumbrances, charges, mortgages, liens, third party rights & interests, etc of any kind whatsoever and that the same is not subject matter of any acquisition or requisition proceedings, lis-pendens, court attachments, revenue recovery proceedings, arrears of tax, levy or rent due to the Government or Local Body land acquisition proceedings under Land Acquisition Act or any other Act, violation of any of the provisions of any land ceiling statute, litigations, attachments, maintenance, claims, will or subsisting agreement for sale or development agreement and that the same has not been offered as security or collateral security to anyone.

**For OMSHAKTHY HOMES PVT. LTD.**

  
Authorized Signatory



|                     |      |        |      |         |
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| Registering Officer |      |        |      |         |



WHEREAS, the Principal herein due to its various activities is not in a position to maintain, develop or to sell the schedule mentioned property and in the circumstances it has become necessary for the Principal to appoint an Agent and accordingly the Principal herein doth hereby appoints and retains the aforesaid **M/s.OMSHAKTHY HOMES PRIVATE LIMITED**, as the Agent of the Principal to do the following acts, deeds and things, pertaining to the Schedule Property on behalf of and in the name of the Principal.

1. To manage, administer and to develop the said properties to fetch more income there from;
2. To negotiate on terms for and to agree to sell the Schedule properties morefully described in the schedule hereunder to any intending purchaser/purchasers at such price or prices, to agree upon and to enter into any agreement or agreements for such sale or sales and or to cancel and to repudiate the same. To sell the properties either as whole or part to any intending purchaser or purchasers and to effect necessary sale deed in their favour;
3. Upon such receipt of the entire sale consideration to sign, execute, and deliver any deed or deeds of sale or sales, conveyance or conveyances of any one or more of the said properties in favour of the purchaser or purchasers;
4. To sign and to execute all other deeds, instruments, assurances and petitions which agent shall consider necessary for the purpose of conveying the said properties;
5. To present any such deed or deeds of sale, conveyance or conveyances or other documents for registration when executed by them, to admit thereof on receipt of consideration before the concerned office of registration;

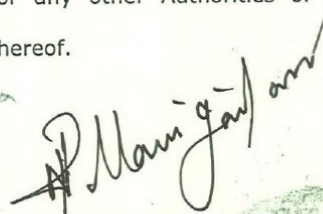
**For OMSHAKTHY HOMES PVT. LTD.**

Authorised Signatory \_\_\_\_\_ of Book \_\_\_\_\_  
Document No. 2332 of 2023  
1 Contains 18 Sheets 3 Sheet  
\_\_\_\_\_  
Registering Officer

6. To negotiate with tenants, lessees with a view to rent or lease the property whether vacant or with building and structures of future constructions if any, made on the Schedule Property to sign such tenancy or lease agreements, receive advance and rent from such tenants/lessees, to handover possession to such tenants/lessees and give valid discharge to such tenants/lessees under the respective agreement.
7. To apply for and obtain such certificates and other permissions and clearances, including, certificates and/or permissions from the Urban Land Ceiling Authorities, the Land Conversion Authorities and other authorities as may be required for sanction of the layout and/or architectural plans, building plan(s) and execution of the project on the Schedule Property.
8. To sign in applications or petitions for mutation of necessary patta to and in favour of the purchaser or purchasers;
9. To appear before the concerned revenue authority or officer authorized to that effect, Local Panchayat, Panchayat Union, and other Quasi-Judicial authorities, Electricity Board, Water Board, Municipal Corporations and all other appropriate authority or body or corporation in respect of the properties in the event of necessity arise to do so;
10. To correspond with any one in any matter relating to the Schedule Property.
11. To receive all registered and unregistered letters, summons, notices, etc., addressed to Principal by any one pertaining to the Schedule property, from the Postal Authorities or any other Authorities or anyone else and to acknowledge receipt thereof.

**For OMSHAKTHY HOMES PVT. LTD.**

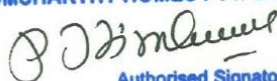
  
Authorized Signatory

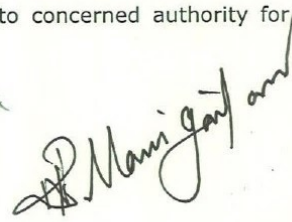


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| Document No.                                                                                                 | 233 | of       | 2023 | of Book |
|                                                                                                              | 1   | Contains | 15   | Sheets  |
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| <br>Registering Officer |     |          |      |         |

12. To appoint, substitute and/or terminate Advocate(s)/ Auditor(s)/ Architects /Contractors/Advisers/Service Providers or Consultants for any matter relating to the Scheduled Property, if the Agent feels it necessary, and to pay their fees and expenses.
13. To issue legal notice, reply, and rejoinder in any matter relating to the Schedule Property. To compromise, compound and withdraw cases, whenever the Agent shall think proper to do so and to sign necessary papers for the said purposes.
14. To appear before the Court of Law or other Tribunals in respect of the said properties if it is constrained to do so.
15. To raise funds on the security of the Schedule Property, either by way of equitable mortgage or registered mortgage or MODT or any other mode, with banks, financial institutions, companies, etc., for and for the said purpose to sign/execute necessary papers/deeds including pronote/s and if necessary to register the mortgage deed/s by presenting the same before the competent registering authority on admitting the execution thereof, to handover the original title deeds, to receive money and acknowledge receipt thereof, to repay the loan amount/s together with interest, and to acknowledge receipt thereof.
16. To appear before the C.M.D.A., or DTCP or Municipality or before any other competent Local authority to present applications/petitions for regularization of land or sub-division of the said house plots, and to obtain plan approval for construction of buildings consisting of flats or independent houses. To prepare plan in respect of the proposed building construction and send the same to concerned authority for getting approval;

For OMSHAKTHY HOMES PVT. LTD.

  
Authorised Signatory



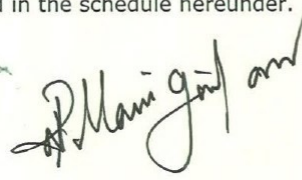
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| Document No.                                                                                                | 2332 | of       | 1023 | of Book |
|                                                                                                             | 1    | Contains | 15   | Sheets  |
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17. To appoint skilled, semi-skilled and non-skilled persons or all other personnel as may be necessary for the development and/or sale of Schedule property and for construction thereon and to pay salary or wages to the concerned persons as per the prevailing trend;
18. To cause necessary advertisements or invite the general public by way of any legitimate mode for the purpose of selling the divided or undivided share of land or to allot the residential flats/houses proposed to be constructed;
19. To render proper true and correct accounts with regard to the properties mentioned herein as and when we require to do so;
20. To do all other things and acts which are all necessary and incidental to perform the deeds, things and acts as stated supra;
21. To delegate, nominate and appoint sub-agents, substituted agents, any other person or persons for any specific purpose by executing and registering necessary deed(s) to carry out all or any of the above said objects.
22. No consideration has been passed for executing this Deed of General Power of Attorney and no transfer of rights and interests has taken place in any manner by this Deed of General Power of Attorney;

And I do hereby agree to ratify and confirm all and whatever other act or acts my said agent shall lawfully do, execute or perform or cause to be done executed or performed in connection with the properties described in the schedule hereunder.

For OMSHAKTHY HOMES PVT. LTD.

  
Authorised Signatory



|                                                                                                              |      |        |      |         |
|--------------------------------------------------------------------------------------------------------------|------|--------|------|---------|
| Document No.                                                                                                 | 2382 | of     | 1023 | of Book |
| Contains                                                                                                     | 15   | Sheets | 6    | Sheet   |
| <br>Registering Officer |      |        |      |         |

**SCHEDULE OF PROPERTY**

All that piece and parcel of Lands comprised in

| Sl.No | Survey Nos.  | Extent<br>Ac.Cents | Patta No. |
|-------|--------------|--------------------|-----------|
| 1     | 385/1 ✓      | 1.00 ✓             | 1078      |
| 2     | 386/1 ✓      | 1.17 ✓             | 1078      |
|       | <b>Total</b> | <b>2.17 ✓</b>      |           |

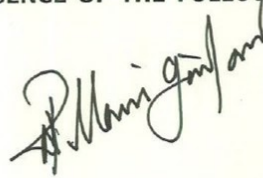
situated in THIRUMUDIVAKKAM VILLAGE, Kundrathur Taluk (Old Sriperumpudur Taluk), Kanchipuram District, situated within the Registration District of South Chennai and Sub-Registration District of Padappai.

**IN WITNESS WHEREOF THE PRINCIPAL HEREIN HAVE EXECUTED THIS DEED OF GENERAL POWER OF ATTORNEY HAVE SIGNED THE DAY, THE MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES**

**For OMSHAKTHY HOMES PVT. LTD.**

  
Authorised Signatory

**AGENT**



**PRINCIPAL**

**WITNESSES:**

1.   
M.RAGUNANTHAN S/o.Muthusamy  
(Aadhar No.3946 6126 3844)  
Plot No.49, Devi Karumari Amman Nagar,  
Nandambakkam Village,  
Kundrathur Taluk,  
Kanchipuram District - 600 069.

2.   
M.SANTHAKUMAR S/o.Muthu  
(Aadhar No.5373 9092 9395)  
D.No.17/33, 40<sup>th</sup> Street,  
Ashok Nagar, Chennai - 600 083



  
Drafted by: **R.RAMESH**, Advocate, Roll No.2300/2003,  
N-1, Jawaharlal Nehru Salai, Ekkattuthangal,  
Chennai -600 032.

|                     |     |           |         |
|---------------------|-----|-----------|---------|
| Document No.        | 233 | 2 of 2023 | of Book |
| Contains            | 25  | Sheets    | 7 Sheet |
| Registering Officer |     |           |         |

Presented in the office of the Sub Registrar of Padappai and fee of ₹ 10,410/- paid at 11:28 AM on the 13/03/2023 by

Left Thumb



*N R Manigantan*  
9444050006

Additions as per recitals of document

Execution admitted by  
Left Thumb



*N R Manigantan*

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :

UKC:0791726406eaa09cd2448aaf22239f87120685

(Details from UIDAI : N R Manigantan S/O: Ramachanthran, 12-02-1976, xxxxxxxx5529)



Claim admitted by  
Left Thumb



*Sivakumar P S*  
9445001440

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :

UKC:75390366107ac3aef84b698c64b5ae32c3cca2

(Details from UIDAI : Sivakumar P S S/O: Surendran, 08-12-1972, xxxxxxxx9177)



13<sup>th</sup> day of March 2023

Document No. 2332 of 2022 of Book  
Contains 18 Sheets 8 Sheet

SUB REGISTRAR  
PADAPPAL  
Padappai

Sub Registrar

Registered as Number R/Padappai/Book-1/2332/2023.

Date: 13/03/2023

Padappai



*[Signature]*  
SRIWASANTH SK  
Sub Registrar  
PADAPPAL

Life Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney

*[Signature]*  
SUB REGISTRAR  
PADAPPAL

|                                           |      |        |      |         |
|-------------------------------------------|------|--------|------|---------|
| Document No.                              | 2332 | of     | 2023 | of Book |
| Contains                                  | 15   | Sheets | 9    | Sheet   |
| <i>[Signature]</i><br>Registering Officer |      |        |      |         |

# OMSHAKTHY HOMES PRIVATE LIMITED



Certified True copy of the Resolution Passed at the Meeting of the Board of Directors of **OMSHAKTHY HOMES PRIVATE LIMITED** held at 11.30 am on this the 12<sup>th</sup> day of December, 2022 at the Registered office at No. N-1, Jawaharlal Nehru Road, Ekkattuthangal, Chennai – 600 032.

## Authorization to Sign

The Managing Director explained to the Board the need of delegation of powers for smooth and regular business of the company and in particular to enter into Joint Venture Agreements, Agreements for Purchase of Land, Bank Agreements, Agreement for Sale, Construction Agreements, Tripartite Agreement, Sale Deeds, Rectification Deeds, Ratification Deeds, and other Agreements, deeds and documents as may be required. The board passed the following resolution after some discussion.

**"RESOLVED THAT** the board hereby authorize any one of the below:

1. **Mr.P.S.SIVAKUMAR**, S/o.Surendran, (Aadhar No.4711 8834 9177) General Manager – Business Development of the Company, residing at No.35/16, Paripoorna Vinayagar Kovil Street, Mylapore, Chennai – 600 004,
2. **Mr.S.VASANTHA KUMAR** S/o.Samuel Iyyadurai, AGM – Admin (Aadhar No.4949 7713 5036), residing at No.1A-1, 2<sup>nd</sup> Floor, DABC Gokulam Phase – 4, Sriram Nagar, Main Road, Nolambur, Tiruvallur District – 600 095,

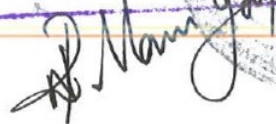
to sign, to Execute/Receive Deeds, agreements and documents like Joint Development Agreement, Agreements for Sale, Purchase Deed, Purchase Agreement, Mortgage Deed, Indenture of Mortgage, Hypothecation Deed, Hypothecation Agreement, Memorandum of Deposit of Title Deeds, Construction Agreement, Tripartite Agreements, Sale Deeds, Rectification Deeds, Ratification Deeds, Investment Agreements, Cancellation of Deeds and Agreements, Memorandum of Understanding, Power of Attorney, General Power of Attorney,

Document No. 2332 of 2023 of Board  
Contains 15 Sheets 10 Sheet

Regd. & Corp. Off : Omshakthy Tower - II, TS - 65, SIDCO Industrial Estate, Ekkattuthangal, Chennai - 600 032.  
GSTIN : 33AAACO2140C1ZA, CIN : U70101TN1996PTC36759 T : +91-44-2225 3365 F : +91-44-2225 3367  
E : customercare@omshakthy.net, W : www.omshakthy.net

For OMSHAKTHY HOMES PVT. LTD.

  
Authorised Signatory



# OMSHAKTHY HOMES PRIVATE LIMITED



-2-

to create and execute Mortgage Deeds and Agreements, to present the signed Documents before the concerned/Jurisdictional Sub -- Registrar Office, to discharge the same, to appoint agents execute all loan documents in favour of Bank or any financial institution and such other deeds/documents as may be required for the above said purposes".

"RESOLVED FURTHER THAT

1. Mr.P.S.SIVAKUMAR, S/o.Surendran,
2. Mr.S.VASANTHA KUMAR S/o.Samuel Iyyadurai,

Severally authorize to engage advocate, sign vakalat, verify and sign plaints, written statements, counter and give evidence, deposit and withdraw amounts from and out of all statutory authorities including civil courts, quasi-judicial authorities, settle and dispute and enter into compromise and to deal with all or any matters connected with any dispute if any arising with reference to any property of the company and further authorised to deal with administrative bodies of Government, firms, companies, investors, State and Quasi-Government Authorities and represent the Company in all matters in connection with or incidental thereto."

"RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter."

//Certified True Copy//

For M/s.OMSHAKTHY HOMES PRIVATE LIMITED

N.R.MANIGANTAN

Managing Director

For OMSHAKTHY HOMES PVT. LTD.

*[Signature]*  
Authorised Signatory

Regd. & Corp. Off : Oms Shakthi Tower - II, TS - 65, SIDCO Industrial Estate, Elkattu, Chennai - 600 032.  
GSTIN : 33AAACO2140C1ZA, CIN : U70101TC075011914422253355 P: 044-22254357  
E : customercare@omshakthi.net, W : www.omshakthi.net

Document No. 2332 of 2023 of Book 11  
Contains 18 Sheets

*[Signature]*  
Drawing Officer



தமிழக அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : காஞ்சிபுரம்

வட்டம் : குன்றத்தூர்

வருவாய் கிராமம் : திருமுடிவாக்கம்

பட்டா எண் : 1078

உரிமையாளர்கள் பெயர்

1. ஆர்.ராமச்சந்திரன்

மகன்

என்.ஆர்.மணிகண்டன்

| புல எண் | உட்பிரிவு | புன்செய்   |         | நன்செய்    |         | மற்றவை     |         | குறிப்புரைகள்              |
|---------|-----------|------------|---------|------------|---------|------------|---------|----------------------------|
|         |           | பரப்பு     | தீர்வை  | பரப்பு     | தீர்வை  | பரப்பு     | தீர்வை  |                            |
|         |           | ஹெக் - ஏர் | ரூ - பை | ஹெக் - ஏர் | ரூ - பை | ஹெக் - ஏர் | ரூ - பை |                            |
| 385     | 1         | --         | --      | 0 - 40.50  | 3.50    | --         | --      | 7/1302--- --<br>05-06-2007 |
| 386     | 1         | --         | --      | 0 - 47.50  | 4.12    | --         | --      | 7/1302--- --<br>05-02-2007 |
| 388     | 1B        | --         | --      | 0 - 8.00   | 0.80    | --         | --      | 7/1302--- --<br>31-05-2007 |
| 388     | 2         | --         | --      | 0 - 73.50  | 7.26    | --         | --      | 7/1302--- --<br>31-05-2007 |
| 388     | 3         | --         | --      | 0 - 42.00  | 4.15    | --         | --      | 7/1302--- --<br>05-02-2007 |
|         |           |            |         | 2 - 11.50  | 19.83   |            |         |                            |

குறிப்பு2 :

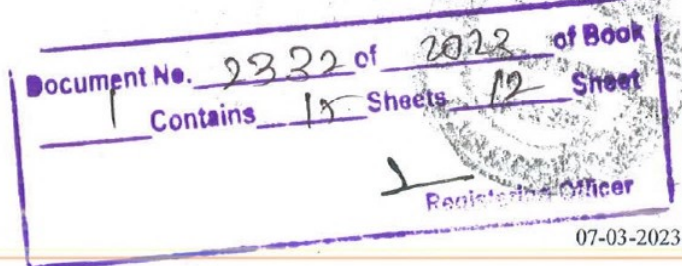


- மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் 03/14/080/01078/40026 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
- இத் தகவல்கள் 07-03-2023 அன்று 03:22:09 PM நேரத்தில் அச்சடிக்கப்பட்டது.
- கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For OMSHAKTHY HOMES PVT. LTD.

*[Signature]*  
Authorised Signatory

*[Signature]*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AFLPM3019H

नाम / Name  
N R MANIGANTAN

पिता का नाम / Father's Name  
NELLA RAMACHANTHRAN

जन्म की तारीख / Date of Birth  
12/02/1976

हस्ताक्षर / Signature



भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



मनिकण्डन

Manigantan

पிறந்த நாள் / DOB: 12/02/1976

ஆண் / MALE



முகவரி:

தந்தை / தாய் பெயர்:

ராமச்சந்திரன், எண் 28,

86வது தெரு 19வது

அவென்யூ, அசோகநகர்,

சென்னை,

தமிழ் நாடு - 600083

Address:

S/O: Ramachanthran, NO 28,  
86TH STREET 19TH AVENUE,  
Ashok Nagar, Chennai,  
Tamil Nadu - 600083

9975 7437 5529

9975 7437 5529

எனது ஆதார், எனது அடையாளம்.

MEERA AADHAAR, MERI PEHACHAN

For OMSHAKTHY HOMES PVT. LTD.

*[Signature]*  
Authorised Signatory

*[Signature]*

Document No. 2332 of 2023 of Book  
Contains 15 Sheets 13 Sheet

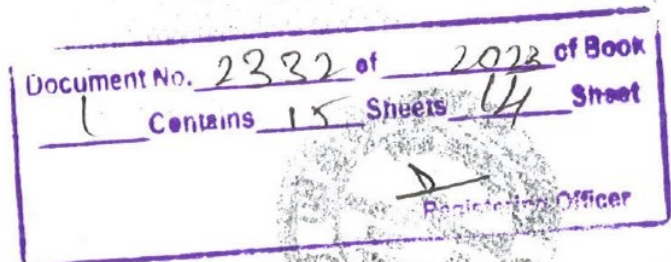
*[Signature]*  
Officer



For OMSHAKTHY HOMES PVT. LTD.

*Sivakumar P S*  
Authorised Signatory

*M. Manigandan*






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**Download Date: 25/01/2020**

**Issue Date: 09/01/2020**




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**Issue Date: 17/01/2014**




**भारतीय विशिष्ट पहचान प्राधिकरण**  
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**Contains 15 Sheets 15 sheet**

